

city of edmonds development information



Parking Lot Permit Submittal Requirements

PERMIT REQUIRED: A permit is required to construct, modify and/or expand a parking lot except for parking areas intended for not more than four vehicles and accessory to a single family dwelling. Modify includes new striping or changing of existing striping or markings (e.g., traffic control direction arrows, fire lanes, etc.) that are contrary to the latest approved plan on file with the City. For temporary parking lots in business or commercial zones contact the Planning Division.

CODES: Edmonds Community Development Code Chapters 18.30 & 18.95
International Building Code & Appendix E (Current Edition)
ICC/ANSI 117.1-2003

FEE: Based on Licensed Contractor's bid.

SUBMITTAL REQUIREMENTS:

1. A Critical Areas Determination, issued by the Planning Division. (See Handout #P20)
2. A review of the project by the Architectural Design Board (ADB) may be required if the Planning staff determines the project is a substantial change to the property. (See Handout #P7)
3. Permit Application Form A
4. Site Plan – Three (3) copies, scaled 1"=20' (See Handout #B57) one (1) of the three (3) site plans must be no larger than 8½" x 14" all with the following information:
 - a) North arrow, scale, legal description, tax account parcel number;
 - b) Adjacent streets, alleys, sidewalks, curbs, right of way, property lines and structures;
 - c) Show proposed and existing pavement markings, signage and pedestrian access;
 - d) Dimension existing and proposed parking spaces, parking layout, driveways, aisle widths, etc.
 - e) Call out maximum parking slopes;
 - f) Show location and size of required accessible parking spaces and access aisles, and accessible pedestrian access from public streets.
5. Grading Plan – Three (3) copies scaled 1"=20' with the following (if applicable). (See Handout #B37)
 - a) Existing and proposed contours at two (2) foot intervals and two (2) typical section views (each direction)
 - b) Grading calculations in total cubic yardage excavated, filled or graded.
6. Stormwater Management Plan – Three (3) copies (if applicable) and include Storm Water Calculations for water quality and temporary erosion control. (See Handout #E72)
7. Landscape plans – Three (3) copies when required by the Architectural Design Board or Planning Division. (See Handout #P5)